



KITTERY PLANNING BOARD MEETING

KITTERY TOWN HALL

200 Rogers Road, Kittery, Maine 03904

Phone: 207-475-1323 Fax: 207-439-6806 Net: www.kittery.org

Thursday, September 9, 2010

6:00 P.M. to 10:00 P.M.

AGENDA

CALL TO ORDER and ROLL CALL

MINUTES APPROVAL - (5 minutes) – Review of meeting minutes of August 12, 2010.

PUBLIC COMMENT - (5 minutes) Public comment and opinion are welcome during this open session. However, comments and opinions related to development projects currently being reviewed by the Planning Board will be heard only during a scheduled public hearing when all interested parties have the opportunity to participate. The Planning Board is a quasi-judicial board and matters regarding development projects before the Board are subject to comment only during the official review process.

PUBLIC HEARINGS AND ACTION

ITEM 1 (5 minutes).- **B & F Land Development - 240 US Route 1 - Site Plan Amendment to Previously Approved Plan - Public Hearing and Action - Continuation.** Rowell LLC, owner, proposes a change of use within the building on the lower floor from warehouse to partial warehouse and a rooming house manager's residence, on the first floor from warehouse to retail and on the second and upper floors from office to rooming house for 16 to 18 rooms. The development is located at 240 US Route 1 in the Commercial 1 Zone and recorded as Map 22 Lot 13. The owner's agent is Christopher Baudo. **APPLICANT REQUESTS POSTPONEMENT.**

ITEM 2 (15 minutes) – **Site Plan - Expansion of a Non-Conforming Structure within the Shoreland Overlay Zone. 65 Tower Road** – Roger and Louise Lancot, owners, propose to install a new septic to replace the original 70's system, replace deck footings, pour concrete slab between footings and existing house foundation, rebuild deck to same footprint as existing deck at a single family residence behind existing setback in the Shoreland Overlay Zone and the Residential – Rural Conservation Zone. The property is located at 65 Tower Road and identified as tax map 58 lot 38D.

ITEM 3 (15 minutes) – **Site Plan - Expansion of a Non-Conforming Structure within the Shoreland Overlay Zone. 144 Pepperrell Road** – Craig Spano and John Fitzpatrick, Owners, propose to construct an 8' x 28' one story addition to a single family residence and make other improvements located behind the existing setback in the Shoreland Overlay Zone and the Kittery Point Village Zone. The property is located at 144 Pepperrell Road and identified as tax map 36 lot 80. The owners' agent is Thane Pearson with Thane Pearson Design.

NEW BUSINESS

ITEM 4 (15 minutes) – **Subdivision Plan Acceptance/Completeness/Action – Howell Subdivision – 9, 11 and 13 Lawrence Lane** – William D. Howell, owner, proposes to divide lot 32 with 3.2 waterfront acres into three separate lots, each with a separate existing residence. No owners association would be created. The homes and other structures on the premises have been "factually treated" as separate for many generations, and the subject parcel has been "functionally divided" as separate lots for the same lengthy period of time. The property is located at 9, 11 and 13 Lawrence Lane, in the Residential - Kittery Point Village Zone and the Shoreland Overlay Zone and recorded as Map 18 Lot 32. The owner's agent is Bradley M. Lown, Esq. with Coughlin, Rainboth, Murphy and Lown, PA.

ITEM 5 (15 minutes) - **Site Plan Amendment - Sketch Plan – Captain Simeon’s Galley Seating Improvements, 90 Pepperrell Road** – Alfonse Damico (Frisbee Holdings LLC) owner, proposes to amend a site plan to enable additional outside seating. The property is located at 90 Pepperrell Road in a Business – Local Zone and a Shoreland Overlay Zone and recorded as Map 27 Lot 49/50/51A.

ITEM 6 (15 minutes) - **Planning Board Workshop – Town Code Title 16 Land Use and Development Amendments including shoreland provisions.**

ITEM 7 TOWN PLANNER'S TIME

OTHER BUSINESS

ITEM 8 (30 minutes) - **Planning Board Workshop (continuation) – Growth Management Program / Comprehensive Planning and Design.**

ADJOURNMENT - *(by 10:00 PM unless extended by motion and vote)*

DISCLAIMER: ALL AGENDAS ARE SUBJECT TO REVISION ONE WEEK PRIOR TO THE SCHEDULED PLANNING BOARD MEETING.